

Lambert
Smith
Hampton

Land at Porchestall Drove

| Glastonbury | BA6 9RP |

Sewage
Pumping Station



Tanks

Land at Porchestall Drove

OPPORTUNITY SUMMARY

- ✓ Freehold
- ✓ Agricultural land
- ✓ Site extends to 20.60 acres (8.34 ha)
- ✓ Opportunity to redevelop (STP)

— Indicative Red line Freehold



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FOR SALE – AGRICULTURAL LAND

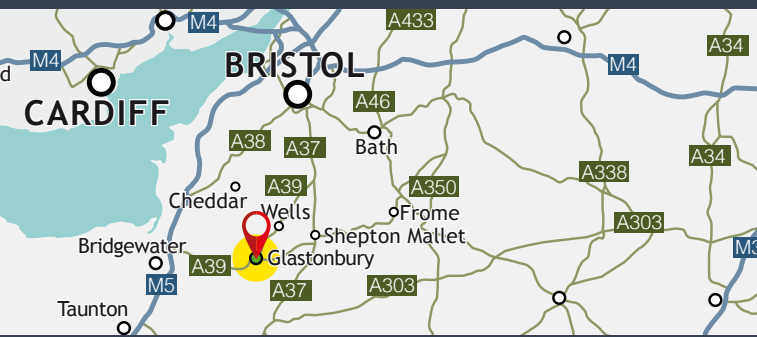
ON BEHALF OF JOINT LPA RECEIVERS



Location & Situation

The land is located on Porchestall Drove, to the east of Glastonbury and is adjacent to a number of commercial occupiers which include Pure Gym, Tesco Superstore, B&Q, Aldi, Avalon Animal Feeds, Sydenhams Timber Centre Glastonbury, SAS Welding Services.

The site is well located for access to the regional road network, lying approximately 2 miles east of the A361, which provides onward connections to Shepton Mallet, Frome and Taunton, and connects with the A39 serving Wells, Street and Bridgwater. The M5 Motorway, Junction 23 is approximately 18 miles to the west, providing access to Bristol, Exeter and the wider South West.

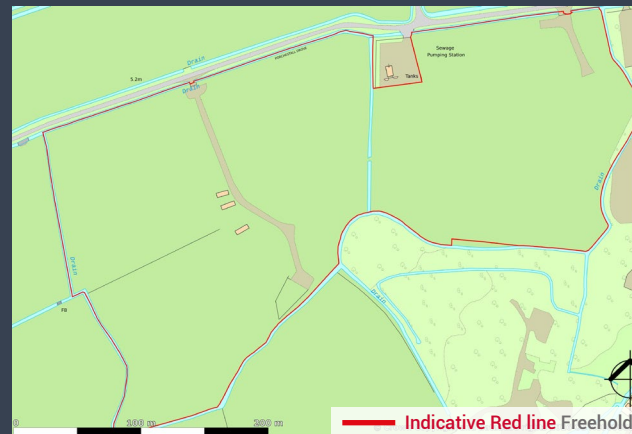


Description

The land is of irregular shape and we understand it comprises Grade 3 & 4 pasture. The land benefits from a natural water supply and benefits from planning consent that was granted in October 2023 for the erection of a food and regenerative farming centre (expiring October 2026).

There is a purpose built lake and has most recently being operated as a community farm.

The site measures approximately 20.60 acres (8.34 ha).



Tenure

We understand the property is held on a **Freehold** title under **ST72326**.

The property will be sold with **vacant possession**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Viewing and Further Information

Viewing strictly by prior appointment. Please contact:

Charlotte Miller

M: 07590 491 877

E: cmiller@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk

Lambert Smith Hampton

2nd Floor,
10 Victoria Street,
Bristol, BS1 6BN

Office: 0117 926 6666



SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Anti Money Laundering

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Proposal

We are inviting all offers to be submitted by
Friday 15 May at 12pm.